



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. PM066769
PARCEL MAP NO. 066769
OAK TREE PERMIT NO. 200600049-(5)

RPC/HO MEETING DATE CONTINUE TO

AGENDA ITEM
#13

PUBLIC HEARING DATE
August 21, 2007

APPLICANT

Vicki Novell

OWNER

Vicki Novell

REPRESENTATIVE

Hank Jong

REQUEST

Tentative Parcel Map: To create one (1) multi-family lot with three (3) single-family detached condominiums on a 0.46 gross acre site.
Oak Tree Permit: To encroach into the protected zone of six (6) oak trees.

LOCATION/ADDRESS

1796 North Sierra Bonita Avenue, Altadena

ZONED DISTRICT

Altadena

ACCESS

North Sierra Bonita Avenue

COMMUNITY

Altadena

EXISTING ZONING

R-2 (Two-Family Residence)

SIZE

0.46 gross acres

EXISTING LAND USE

One Single Family House

SHAPE

Rectangular

TOPOGRAPHY

Flat

SURROUNDING LAND USES & ZONING

North: Multi-Family Residential / R-2

East: Multi-Family Residential / R-2

South: Multi-Family Residential / R-2

West: North Sierra Bonita Avenue, Multi-Family Residential / R-2

GENERAL PLAN

DESIGNATION

MAXIMUM DENSITY

CONSISTENCY

Altadena Community Plan

Category 2 (Low Density)

2 Dwelling Units

Yes, with infill study

ENVIRONMENTAL STATUS

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

DESCRIPTION OF SITE PLAN

The tentative parcel map and exhibit map dated July 18, 2006, depict one (1) multi-family lot subdivision with three (3) single-family detached condominiums on a 0.46 gross acre parcel of land. The subject property currently contains a single family house that will be removed. The proposed development will be accessed from North Sierra Bonita Avenue via a 25-foot wide private driveway and fire lane extending into the subject property.

KEY ISSUES

- An infill study of the area within 500 feet of the subject property shows that the average density of this area is 8.24 dwelling units per acre. This higher density allows the proposed development to use the requirements of Plan Category 3 (Low/Medium Density Residential). This category of the Plan identifies areas particularly suitable for "small lot single-family dwellings, duplexes and small-scale townhouse development." Plan Category 3 allows densities between 6 units and 12 units per gross acre.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON

RPC HEARING DATE (S)

RPC ACTION DATE

RPC RECOMMENDATION

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING)

SPEAKERS*

PETITIONS

LETTERS

(O)

(F)

(O)

(F)

(O)

(F)

*(O) = Opponents (F) = In Favo

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL

☐ DENIAL

☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2

☒ Street improvements _____ Paving _____ X Curbs and Gutters _____ X Street Lights

_____ X Street Trees _____ Inverted Shoulder _____ X Sidewalks _____ Off Site Paving _____ ft.

☐ Water Mains and Hydrants

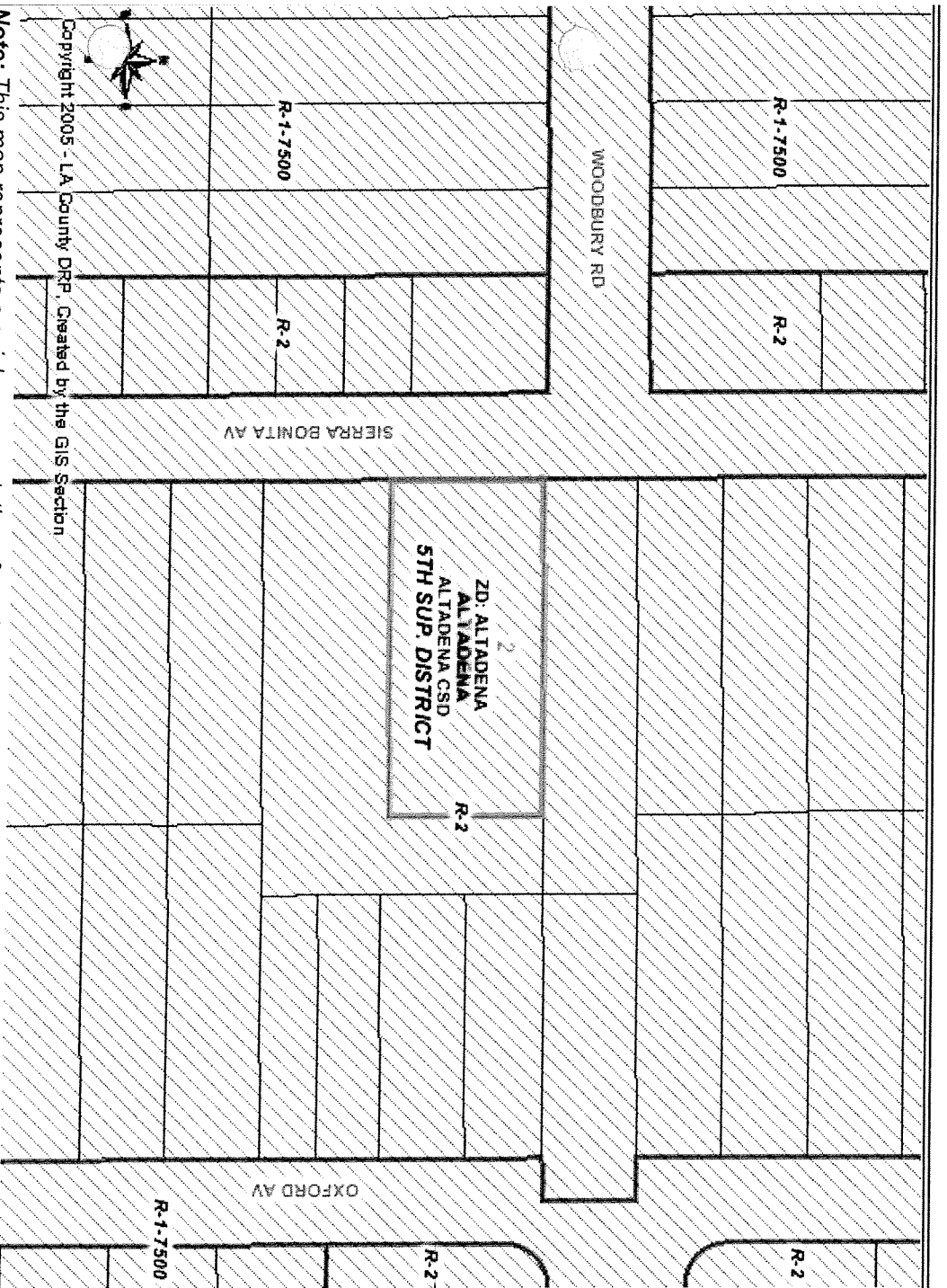
☐ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☒ Other Sidewalks to meet ADA standards.

☒ Park Dedication "In-Lieu Fee"

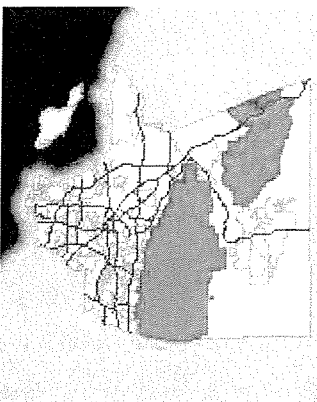
SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

ISSUES AND ANALYSIS



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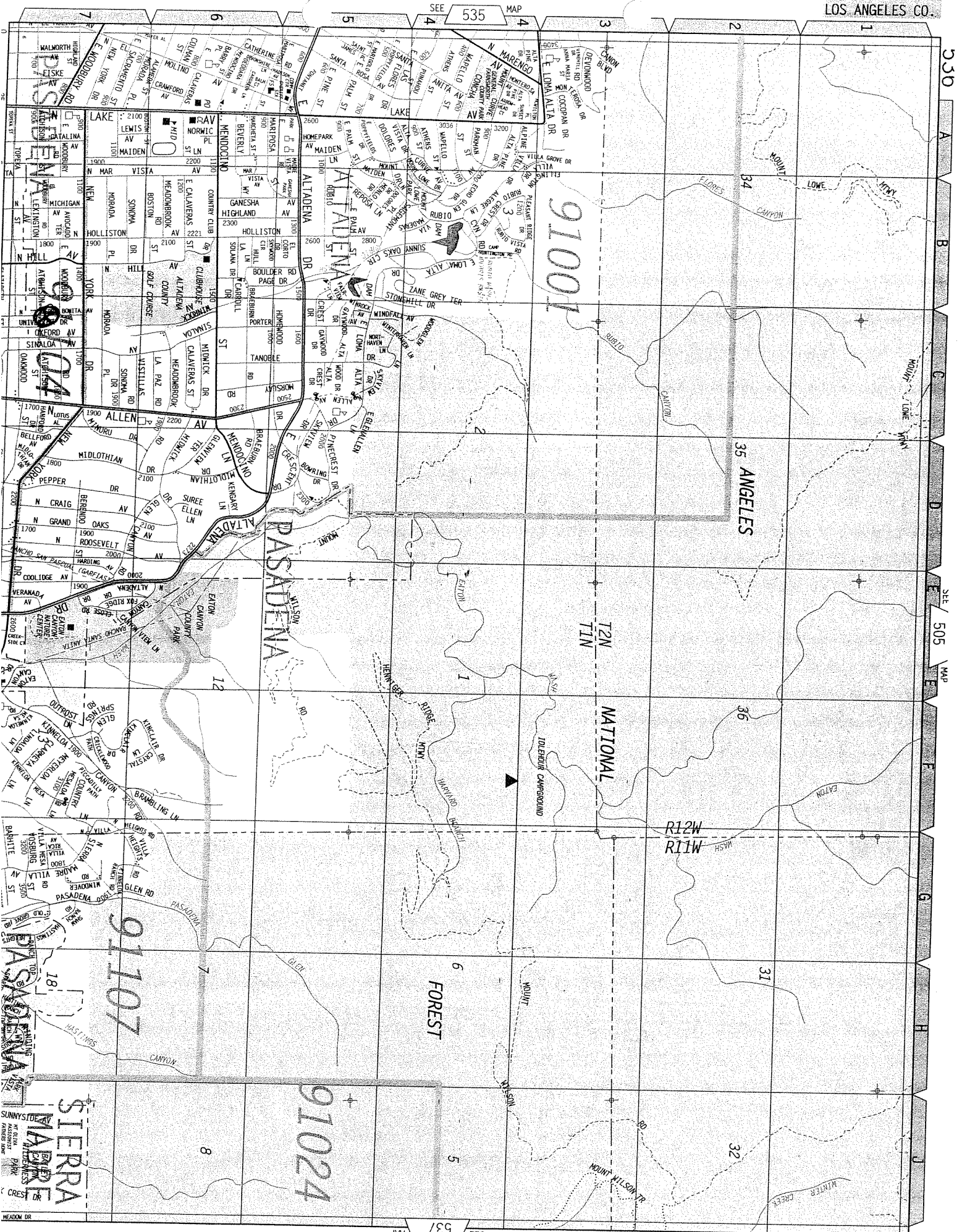
Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



- ☐ Los Angeles County Boundary
- ☐ Census Tract (2000)
- ☐ Assessor Map Book (AMB) boundary
- ☐ House Numbering Map (HNM) sheet grid
- ☐ USGS Quad Sheet grid
- ☐ The Thomas Guide page grid
- ☐ Community Standards District (CSD)
- ☐ CSD Area Specific Boundary
- ☐ Environmentally Sensitive Habitat Resource Area (ESHA)
- ☐ Significant Ecological Area (SEA)
- ☐ Section Line
- ☐ National Forest
- ☐ Equestrian District (EQD)
- ☐ Transit Oriented District (TOD)
- ☐ Zoned District (ZD)
- ☐ City Boundary and Names
- ☐ Parcel Boundary
- ☐ Supervisorial District Boundary
- ☐ Zoning (boundary)
- ☐ Other county boundary
- ☐ Unincorporated Area (shaded)



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**TENTATIVE PARCEL MAP NO. 066769
OAK TREE PERMIT CASE NO. 200600049**

**STAFF ANALYSIS
August 21, 2007 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Vicki Novell, proposes to create one (1) multi-family lot with three (3) single-family detached condominiums on a 0.46 gross acre site. The subject property currently contains a single family house that will be removed. The oak tree permit proposes encroachment into the protected zone of six oak trees

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the boundaries of the Altadena Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD, as well as those imposed by the existing R-2 Zone.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 1796 North Sierra Bonita Avenue in Altadena. The Assessor's Parcel Number for the subject property is: 5851-002-016.

Physical Features: The subject property is approximately 0.46 acres in size. It is rectangular in shape with level topography. The subject property currently contains a single family house.

Access: The parcel will take access from North Sierra Bonita Avenue, a 30 foot wide public street, via a 25 foot wide private driveway and fire lane.

Services: Potable water will be supplied by the City of Pasadena Water and Power, a public water system, which guarantees water connection and service to the three units. Sewage disposal will be provided by the County of Los Angeles Sanitation District.

ENTITLEMENTS REQUESTED

Parcel Map: The applicant has requested the approval of Tentative Parcel Map No. 066769. The subdivision request is to create one (1) multi-family lot with three (3) single-family detached condominiums on a 0.46 gross acre site.

Oak Tree Permit: The applicant requests approval of an Oak Tree Permit to encroach into the protected zone of six (6) oak trees currently existing on the subject property. None of these six (6) trees qualifies as a “heritage” oak tree. Chief David R. Leininger of the Forestry Division of Los Angeles County’s Fire Department recommends twenty-two (22) conditions of approval regarding the oak trees on the subject property. These conditions are attached.

EXISTING ZONING

The project site is zoned R-2 (Two-Family Residence). The areas to the north, south, east, and west of the subject property are also zoned R-2. The project design complies with the standards of the R-2 zone.

EXISTING LAND USES

The subject property currently contains a single family house. The property is surrounded by residential development to the north, south, east, and west. This surrounding residential development is mostly characterized by attached and detached multiple units on properties.

PREVIOUS CASE/ZONING HISTORY

The current R-2 zoning on the property became effective on May 9, 1950 following the adoption of Ordinance Number 5541 which created the Altadena Zoned District.

Staff reviewed all available resources and could not find any other previous cases related to the subject property.

ALTADENA COMMUNITY STANDARDS DISTRICT

Pursuant to Section 22.44.127 of the Los Angeles County Code (“County Code”), the applicant must meet all applicable development standards of the CSD. At the time of future development, the residences will be subject to plot plan review and must meet the development standards of the CSD and the County Code. These include minimum front yard depth, side yard setbacks, rear yard setbacks, and total lot coverage. Based on Staff’s

review of the condominium footprints depicted on the Exhibit Map dated July 18, 2006, the project complies with the front, side, and rear yard setbacks, and total lot coverage requirement.

GENERAL PLAN CONSISTENCY

The subject property is located within Category 2 (Low Density Residential) of the Land Use Policy Map of the Altadena Community Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of 6 dwelling units per gross acre. This would allow the subject property to contain a maximum of 2 dwelling units on its .46 gross acres of land.

An Infill Study of the area within 500 feet of the subject property shows that the average density of this area is 8.24 dwelling units per acre. This higher density allows the proposed development to use the requirements of Plan Category 3 (Low/Medium Density Residential). This category of the Plan identifies areas particularly suitable for "small lot single-family dwellings, duplexes and small-scale townhouse development." Plan Category 3 allows densities between 6 units and 12 units per gross acre. The applicant's proposal to create 3 detached condominiums represents a density of 6.52 dwelling units per acre. This figure is lower than the existing density of the neighborhood, but still within the density range allowed in Plan Category 3. Therefore, the proposed development is consistent with the density allowed by the Plan.

Additional applicable Plan policies and goals include:

Land Use and Urban Development Pattern

- Provide for new development which is compatible with and complements existing uses.
- Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community.

Housing and Community Development

- Replace residential units which cannot be economically rehabilitated with those of a size and density which are consistent with those of the surrounding residential neighborhood.
- Permit developers to utilize innovative residential construction and siting techniques, provided that they maintain physical safety and health and are compatible with existing land use and the environmental setting.

Quality Neighborhoods

- To maintain and enhance a living environment for Altadena residents which provides for their needs: health, physical safety, and a high quality of life.

PROJECT DESCRIPTION

Tentative Parcel Map No. 066769 and Exhibit Map, dated July 18, 2006, depict one (1) multi-family lot subdivision with three (3) single-family detached condominiums on a 0.46 gross acre parcel of land. The rectangular-shaped subject property currently contains a single family house. The topography of the site is generally level.

The size of the subject property is 19,890 gross square feet. The three detached condominium units are depicted on the Exhibit Map as surrounding a 26 foot wide private driveway and fire lane. Sierra Bonita Avenue lies to the west of the subject property. The proposed private driveway enters the property from Sierra Bonita and then continues east approximately 125 feet and serves as internal access to the three (3) units. Two guest parking spaces are proposed between unit 2 and unit 3.

This project proposes 2600 cubic yards of grading, made up of 2300 cubic yards of cut and 300 cubic yards of fill.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Parcel Map and Exhibit Map dated July 18, 2006, and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On July 18, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1000 feet of the subject property for a total of 388 notices.

The public hearing notice was published in The Pasadena Star News and La Opinion Newspaper on July 20, 2007. Project materials, including a Tentative Parcel Map, Exhibit Map, Land Use Map, and County draft conditions of approval were received at the

Pasadena Santa Catalina Branch Library on July 21, 2007. One hearing notice was posted on the subject property on July 21, 2007.

CORRESPONDENCE RECEIVED

Staff has received correspondence dated July 31, 2007 from the County Sanitation Districts of Los Angeles County regarding the conveyance of wastewater to the nearest local sewer and payment of connection fees to the present sewerage system.

We have also received correspondence dated December 7, 2006 from the Altadena Town Council indicating that they "approve the permit application for a subdivision into 3 lots and the corresponding oak tree permit."

Finally, Staff received a letter dated August 16, 2007 from Norberto Cresta, a neighboring property owner. Mr. Cresta is opposed to the project and raised the following concerns: parking and traffic, noise and pollution caused by construction, loss of green space, and the destruction of a Spanish-style home.

All of this correspondence is attached for review.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the General Plan and the R-2 zoning district. The subject property is surrounded by compatible uses and has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in an urban area and no degradation of natural features is expected. The site is vacant with level topography.

While Section 21.32.195 of the County Code requires a minimum of one front yard tree for each new residential lot, staff recommends requirement of two additional trees for the three proposed condominium units.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer approve Tentative Parcel Map No. 066769 and Oak Tree Permit Case No. 200600049 with the attached findings and conditions.

**TENTATIVE PARCEL MAP NO. 066769
OAK TREE PERMIT CASE NO. 200600049
Staff Analysis**

PAGE 6

Attachments:

- Factual
- Thomas Brothers Guide Map Page
- Draft Conditions
- Correspondence
- Tentative Parcel Map No. 066769 and Exhibit Map, dated July 18, 2006
- Land Use Map
- GIS-NET Map

SMT:JSH
8/16/07

COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR TENTATIVE PARCEL MAP NO. 066769

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Tentative Parcel Map No. 066769 on August 21, 2007.
2. Tentative Parcel Map No. 066769 is a request to create one (1) multi-family lot with three (3) single-family detached condominiums on 0.46 gross acres of land.
3. The site is located at 1796 North Sierra Bonita Avenue in Altadena, immediately southeast of the intersection of Woodbury Road and North Sierra Bonita Avenue.
4. The subject property is approximately 0.46 gross acres in size. It has a rectangular shape with level topography. The subject property currently contains a single family house.
5. The parcel will take access from North Sierra Bonita Avenue via a 25 foot wide private driveway and fire lane.
6. The project site is zoned R-2 (Two-Family Residence).
7. The areas to the north, south, east, and west of the subject property are also zoned R-2.
8. The subject property currently contains a single family house. The property is surrounded by residential development to the north, south, east, and west. This surrounding residential development is mostly characterized by attached and detached condominiums.
9. The project design complies with the standards of the R-2 zoning classification. single-family detached condominiums are permitted in the R-2 zone pursuant to Section 22.20.020 of the Los Angeles County Code ("County Code").
10. The subject property is located within Category 2 (Low Density Residential) of the Land Use Policy Map of the Altadena Community Plan ("Plan"). This category allows for a maximum density of 6 dwelling units per gross acre. However, a study of the area within 500 feet of the subject property shows that the average density of this area is 8.24 dwelling units per acre. This higher density allows the proposed development to use the requirements of Plan Category 3 (Low/Medium Density Residential). This category of the

Plan identifies areas particularly suitable for “small lot single-family dwellings, duplexes and small-scale townhouse development.” Plan Category 3 allows densities between 6 units and 12 units per gross acre. The applicant’s proposal to create 3 single-family detached condominiums represents a density of 6.52 dwelling units per acre. Therefore, the proposed development is consistent with the density allowed by the Altadena Community Plan.

11. The Hearing Officer finds the proposed project is consistent with the goals and policies of the General Plan.
12. At the public hearing, the Hearing Officer heard staff presentation and oral testimony from the project representative regarding the proposed development.
13. Pursuant to Section 21.32.195 of the County Code, one (1) tree is required within the front yard of each residential lot. As one (1) multi family lot with three (3) single- family condominium units is proposed, an additional two (2) trees for a minimum total of three (3) trees is required.
14. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
15. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
16. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
17. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
18. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

19. A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.
20. The applicant requests approval of an Oak Tree Permit to accomplish the proposed subdivisions and the ensuing construction without endangering the health of the six (6) oak trees currently existing on the subject property.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 066769 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE PARCEL MAP NO. 066769**

Map Date: July 18, 2006

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), including the requirements of the R-2 (Two Family Residence) zone and the Altadena Community Standards District.
2. Label the driveway as "Private Driveway and Fire Lane" on the final map.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. Post the common driveway as "No Parking" and provide for its continued enforcement in the CC&Rs. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
5. Parcel No. 1 of this map is approved as a condominium project for a total of three (3) detached condominium units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works").
6. Provide in the CC&Rs a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
7. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along all walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. Dedicate the right to restrict vehicular access along the property frontage on North Sierra Bonita Avenue.
9. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one (1) tree of a non-invasive species within the front yard of each residential parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, a site/landscaping plan depicting the trees shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification

shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

10. A final parcel map is required. A waiver is not allowed.
11. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly to notify the Subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnity, or hold harmless the County.
12. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN
December 6, 2006

RECEIVED
DEC 11 2006

Mr. Jodie Sackett
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

OAK TREE PERMIT T2006-00049 (PM 066769), 1796 N. SIERRA BONITA AVENUE, ALTADENA

We have reviewed the "Request for Oak Tree Permit T2006-00049." The project is located at 1796 N. Bonita Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Steven's Tree Experts, the consulting arborist, dated June 22, 2006.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant.

Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and two (2) subsequent annual inspections until the conditions of approval have been met.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDDORA
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of six (6) trees of the Oak genus identified as Tree Numbers 47, 48, 49, 50, 51 and 52 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two (2) inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one (1) tree be removed.

9. Except as otherwise expressly authorized by this grant, the Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the

permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Frank Vidale" with a small "for" written below it.

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:sc

Enclosure

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 066769 (Rev.)

Page 1/3

TENTATIVE MAP DATED 07-18-2006
EXHIBIT MAP DATED 07-18-2006

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Place standard condominium notes on the final map to the satisfaction of Public Works.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

TENTATIVE MAP DATED 07-18-2006

EXHIBIT MAP DATED 07-18-2006

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Henry Wong
pm66769L-rev1.doc

Phone (626) 458-4915

Date 09-18-2006



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 066769

TENTATIVE MAP DATED 07/18/06
EXHIBIT MAP 07/18/06

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. Comply with the requirements of the drainage concept plan which was conceptually approved on 06/07/2006 to the satisfaction of Public Works.

Name Ernesto J. Rivera Date 09/07/06 Phone (626) 458-4921
ERNESTO J RIVERA

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP _____ **66769**
SUBDIVIDER _____ **Vicki Novell**
ENGINEER _____ **EGL**
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 07-18-06, Revision and Exhibit
LOCATION Altadena

REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
 or
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☐ The Soils Engineering review dated _____ is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☒ The Soils Engineering review dated 8-22-06 is attached.

Prepared by Robert O. Thomas Reviewed by [Signature] Date 08-21-06

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 66769
Location 1796 N. Sierra Bonita Avenue, Altadena
Developer/Owner Novell
Engineer/Architect EGL Associates, Inc.
Soils Engineer
Geologist

DISTRIBUTION:

____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

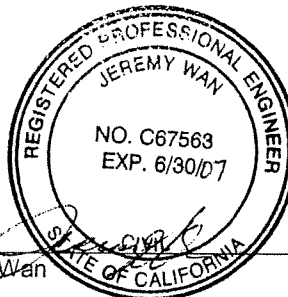
Tentative Parcel Map and Exhibit Dated by Regional Planning 07/18/06 (rev.)

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 08/22/06

Jeremy Wan

TICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

\\nepubl\Soils Review\Jeremy\PR 66769, 1796 N. Sierra Bonita Avenue, Altadena, TPM-A_2.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make an offer of future right of way 30 feet from centerline on Sierra Bonita Avenue. Five feet of additional future right of way beyond the existing right of way line is required along the property frontage.
2. Close any unused driveways along the property frontage on Sierra Bonita Avenue with standard curb, gutter, and sidewalk.
3. Repair any broken or damaged improvements along the property frontage on Sierra Bonita Avenue to the satisfaction of Public Works.
4. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Plant street trees along the property frontage on Sierra Bonita Avenue to the satisfaction of Public Works.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Sierra Bonita Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.

TENTATIVE MAP DATED 07-18-2006
EXHIBIT MAP DATED 07-18-2006

7. Remove decorative "red block" walkway adjacent to the curb along the property frontage on Sierra Bonita Avenue and provide a landscape area adjacent to the curb to meet current roadway standards to the satisfaction of Public Works.
8. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
9. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

HW

Prepared by Juan M Sarda
pm66769r-rev1.doc

Phone (626) 458-4921

Date 09-18-2006

TENTATIVE MAP DATED 07-18-2006
EXHIBIT MAP DATED 07-18-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. A sewer area study for the proposed subdivision (PC11949AS, dated 05-24-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

HW

Prepared by Julian Garcia
pm66769s-rev1.doc

Phone (626) 458-4921

Date 09-18-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW

Prepared by Juan M Sarda
pm66769w-rev1.doc

Phone (626) 458-4921

Date 09-18-2006



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 66769 Tentative Map Date July 18, 2006

Revised Report _____

- ☒ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Pasadena Water and Power, existing fire hydrant is adequate.

Hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. Arrangements to meet these requirements must be made with the water purveyor serving the area.

Inspector Janna Masi Date September 14, 2006

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 66769 DRP Map Date: 07/18/2006 SCM Date: / / Report Date: 09/14/2006
Park Planning Area # 40 ALTADENA Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$6,590

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,590 in-lieu fees.

Trails:

No trails.

Comments:

Proposed three (3) residential condominium units, with credit for one (1) existing house to be removed, net density increase of two (2) units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

James Barber, Advanced Planning Section Head

Supv D 5th
September 14, 2006 15:54:50
QMB02F.FR3



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 66769

DRP Map Date: 07/18/2006

SMC Date: / /

Report Date: 09/14/2006

Park Planning Area # 40

ALTADENA

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{eople} \times (0.003) \text{ Goal} \times (U) \text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

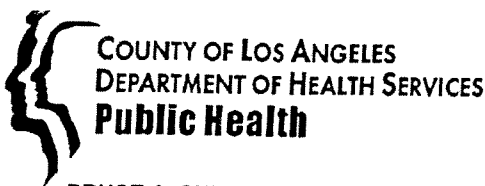
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.86	0.0030	2	0.02
M.F. < 5 Units	2.80	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	4.08	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

Park Planning Area = 40 ALTADENA

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$329,489	\$6,590

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$329,489	\$6,590



BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 7, 2006

RFS No.06-0022813

Parcel Map No. 066769

Vicinity: Pasadena

Tentative Parcel Map Date: July 18, 2006 (1st Revision)

The County of Los Angeles Department of Public Health's conditions of approval for **Tentative Parcel Map 066769** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **City of Pasadena Water and Power**, a public water system, which guarantees water connection and service to all parcels. **Prior to Tentative Map Approval**, a "will serve" letter from the applicable water company referencing the parcel map number shall be provided to this Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

The applicant is advised that all requested documents should be sent directly to the address below:

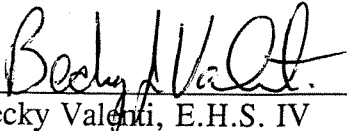
Los Angeles County Department of Health Services
Mountain and Rural/Water, Sewage, and Subdivision Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attention: Becky Valenti

Parcel Map No. 066769

Page 2

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

A handwritten signature in cursive script, appearing to read "Becky Valenti", written over a horizontal line.

Becky Valenti, E.H.S. IV

Mountain and Rural / Water, Sewage, and Subdivision Program



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

November 15, 2006

Vicki Novell
135 N. Foothill Blvd.
Monrivia CA. 91016

INITIAL STUDY DETERMINATION LETTER

Project: PM066769 / Renvt200600080

Location: 1796 N. Sierra Bonita Ave.

On the staff of the Department of Regional Planning (DRP) completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of Previously Prepared EIR
- ☐ Categorical Exemption
- ☒ Negative Declaration
- ☐ Mitigative Declaration
- ☐ Other
- ☐ Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact **Daniel Fierros** of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m., or by email at dfierros@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP

Director of Planning

Daryl Koutnik, Supervising Regional Planner

Impact Analysis Section

JEH:DLK:df



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 31, 2007

File No: 17-00.04-00

Mr. Josh Huntington
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012



Dear Mr. Huntington:

Tentative Parcel Map No. 066769, Oak Tree Permit No. 200600049-(5)

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Public Hearing and Notice of Intent to Adopt a Negative Declaration for the subject project on July 19, 2007. The proposed development is located within the jurisdictional boundaries of District No. 17. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' District No. 17 Main Trunk Sewer, located in Atchison Street at Hill Avenue. This 21-inch diameter trunk sewer has a design capacity of 4.9 million gallons per day (mgd) and conveyed a peak flow of 2.2 mgd when last measured in 2006.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 86.3 mgd, or the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 8.6 mgd.
3. The expected average wastewater flow from the project site is 780 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

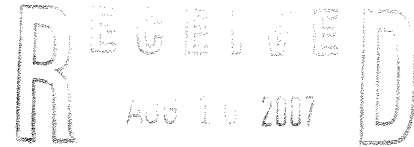


Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf

11
July 20, 2007

Los Angeles County
Department of Regional Planning



Attention: Josh Huntington

Mr. Huntington,

The purpose of this letter is to make known to you my comments regarding the intent to recommend and adopt a Negative Declaration on Tentative Parcel Map No. 066769. It is in my modest judgment that the County of Los Angeles did not take into consideration the following when adopting the declaration up above:

- 1) living space in the neighborhood – from what I was able to read, this portion of the county is considered to be suitable for the construction of small-single family homes. This has caused some major traffic problems in the area, since right next to the house being considered for the development of condos, there exist a series of apartments consisting of single people living in them. This has resulted in a large number of cars being parked outside this facility, creating congestion problems at peak hours of the day eg. mornings, and evenings. Creating three condominiums where now one large home exists, would only add to the existing problem out on the street. Not only would it cause traffic problems, but it would bring into an already over-populated neighborhood, more families to live in.
- 2) Construction of these new condominiums would add to an increasing noise and pollution levels found in the neighborhood. It is known that when construction is taking place, dust, dirt and noise levels invariably increase until such construction is complete. Giving that construction can take a very long time since three condominiums will be going up, it will create for the neighbors around its vicinity undue suffering, specially if work continues over the weekend.
- 3) Green space would be taken away. The area described on the Tentative Parcel Map is filled not only with the protected Oak trees, but also with beautiful grass as well as tall pine trees that have been in that location for a very long time. I would hate to see that beautiful scenery disappear, since it would change the aspect and probably the value of the homes around the immediate area.
- 4) Destruction of a Spanish-style home – part of the beauty of the neighborhood we live in, is the style of the small homes found there. Most of them have been constructed in the 1920's. Destroying the house found on the lot mentioned on the Tentative Parcel 066769, would damage the look and "feel" of the neighborhood that goes back to when there were only orange groves around that area. Replacing it with three condominiums would certainly negatively change the look of the neighborhood, but also the value of the homes found there.

Since neither myself nor my wife will be able to attend this public hearing, we would appreciate you taking into account the concerns expressed above, and reconsider the

Negative Declaration that the County of Los Angeles intends to recommend to this proposed land division.

Sincerely yours

A handwritten signature in cursive script, appearing to read "Norberto Cresta", written over the printed name.

Norberto Cresta

1791 N. Sierra Bonita Av.

Pasadena, Ca. 91104

626-794-4921



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DEC 07 2006

Mr. Bruce McClendon
Planning Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

December 5, 2006

Re: 1796 N. Sierra Bonita Ave, Altadena, CA. 91001
CUP number R2005-02261
Applicant: Peter Jackson & Vickie Novell
PM066769 subdivision and oak tree permit

Dear Mr. McClendon:

The Altadena Town Council resolved at its November 21st 2006 meeting to APPROVE the permit application for a subdivision into 3 lots and the corresponding oak tree permit.

Sincerely,



Ken Balder, Chairman
Altadena Town Council

Cc: Sussy Nemer, Senior Deputy to Supervisor Antonovich, Pasadena

TS